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MINUTES FROM 8 NOVEMBER 1994 BASE REALIGNMENT AND CLOSURE TEAM
MEETING NTC ORLANDO FL
11/8/1994
ABB ENVIRONMENTAL

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November 8, 1994

MEMORANDUM

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From: Philip Georgariou

C. PERRY

To: Wayne Hansel

Subject: Minutes of the November 8/9 BRAC Clean-up Team (BCT) Meeting

Attendees:

- ✓ Craig Brown (USEPA Region IV)
- ✓ Fred Sloan (USEPA Region IV)
- ✓ David Clowes (FDEP)
- ✓ Wayne Hansel (SouthDiv BEC)
- ✓ Barbara Nwokike (SouthDiv IR Manager)
- ✓ Sue Lawley (SouthDiv PAO) — Code COR
- ✓ LCDR Catherine Ballinger (NTC, Orlando PWO)
- ✓ Lt. Bob Mehall (NTC, Orlando PAO)
- ✓ Philip Georgariou (ABB-ES, Jacksonville)
- ✓ Jim Manning (ABB-ES, Jacksonville)
- ✓ Nancy Rouse (ABB-ES, Arlington)
- ✓ Mark Salvetti (ABB-ES, Wakefield)

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The meeting started at 0800 in the BRAC Environmental Coordinator's (BEC) conference room in Building 2078. Wayne provided a brief update on the status of city's reuse plan. The current schedule indicates that the reuse plan will be made public on December 9, 1994. Lt. Mehall indicated that the Mayor is going to introduce an alternative plan that provides for more "green" (recreation) space than the three alternatives currently being considered.

A discussion was held regarding some comments made, at public meetings, by neighbors that indicate a concern vis-a-vis the potential impact of contamination originating on the base. Lt. Mehall reported that during the initial public interviews with local public officials, concerns were raised as to the cleanliness/contamination of storm water as well as groundwater. (There are, apparently, local stormwater runoff regulations that the Installation may or may not be in compliance with.) These officials have also expressed concern over the impacts of the former landfills that exist on base property. Craig suggested that groundwater flow direction around Operable Unit One (the area brought into question) should be confirmed so that responses to these public concerns can be formulated. Wayne suggested that a perimeter soil gas survey would also help confirm whether or not contamination has migrated off of the Installation. Local health officials should be queried (by RAB members?) to identify any studies of cancer rates in this area. A fact sheet(s) should be developed to present what is known at this time and what additional efforts are being planned.

David presented FDEP's comments on Chapters 1 & 2 of the OU1 RI/FS Work Plan. Comment 1 was discussed and will be incorporated. Comment 2 dealt with the requirement for a RCRA versus a non-RCRA cap - this will be decided after data has been collected and reviewed. Comment 3 & 4 (re: future land-owners and deed restrictions) were noted, but will not be addressed in the Work Plan itself. Comment 5 was noted and will be incorporated into the Work Plan. David noted that FDEP's position is that groundwater sample analytical results, from wells that are within 100 feet of a surface water body, and where the groundwater is flowing toward that surface water body, should be compared to surface water standards and not groundwater standards. Craig provided USEPA comments directly to Jesse Tremaine (ABB-ES, Jacksonville) by telephonic conversation. The Work Plan can be released for final review.

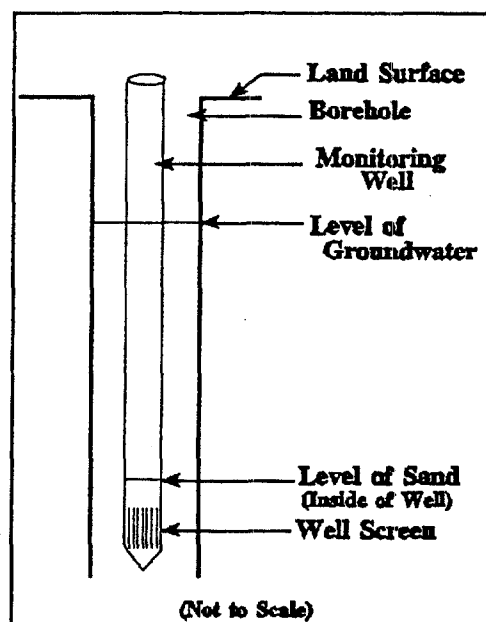
Jim Manning reviewed the Cost-to-Complete forms filled out for NTC, Orlando. The form for Herndon Annex was used as a review tool. The future use of groundwater should be annotated as drinking water on all of the checklists. The durations for PA/SI should remain at 18 months. For landfills, the need for O&M should be reflected.

Craig provided USEPA comments on the updated BCP. David has not yet finished his review of the document. LCDR Ballinger questioned the statement on page 3-16 (Section 3.2.1.1, second paragraph, next to last sentence) that discusses above/underground storage tanks complying with state regulations. This should be changed to reflect that tanks will comply with the closure procedures. Wayne indicated that SouthDiv comments should be available within the next week. It was agreed that those parties who have not finished their review will do so by November 23rd and will forward their comments to the other members of the BCT.

Philip reviewed the sampling and analysis results for most of the Group I site screening sites. Those results will be provided in the Group I Site Screening Report when all data has been collected.

The proposed wording, describing the non-agreement on lead-based paint in non-residential buildings, was discussed. An appendix will be added to the Final EBS Report documenting unresolved issues. The non-agreement vis-a-vis lead in drinking water was also discussed and will be documented as an unresolved issue.

Fred Sloan initiated a discussion on the use of temporary wells or direct-push technology (DPT) methods for sample acquisition. An example, provided by Fred, is shown at right. The well, of either stainless steel or PVC construction, would be installed and sampled after allowing time for the groundwater to enter the well, through the sand pack. The well could then be removed and reused as appropriate. Fred indicated that this well installation and sampling technique has been used for many years by USEPA and, in addition to saving money, can be installed, sampled and removed in an hour's time (dependent upon local hydrological conditions obviously). It was agreed that the usefulness of this technique was primarily limited to two areas; for screening contamination plumes in order to determine optimal sampling locations or well placement, or for screening areas where there is no apparent source of contamination (screening being conducted based on anecdotal or hearsay information). Temporary wells in this latter scenario would be sufficient to ascertain the absence or presence of contaminants. The BCT agreed that during the review of the site screening plans, areas would be sought wherein the use of temporary wells or DPT for sample acquisition could be employed.



Mark Salvetti next hosted a discussion on the Group III study sites. The proposed screening plans were accepted as presented with the exception of the following comments:

Study Area 16: Army Motor Pool - Surface runoffs are well known today, but previous housekeeping practices are unknown. It was suggested that three or four surface water/soil samples (NE, SE, and SW corners) be taken in the surrounding ditches. These would be in addition to the recommended sampling locations. A full-suite analysis needs to be run on a sample taken from the existing well nearest the Bldg. 7172 battery room.

Study Area 17: Former DPDO (DRMO) - The wash racks should have their drains dye tested to determine where the discharge point is. Samples would then be taken at those discharge points. Surface water and sediment samples should also be taken in the drainage ditches that surround the site.

Study Area 18: Housing Office - The proposed sampling plan was accepted without change.

Study Area 19: Auto Hobby Shop - The auto hobby shop itself will be investigated under the UST program. Due to evidence in adjacent properties however, it is recommended that site screening be conducted in the pine tree area southeast of the auto hobby shop. The wells cited here should be temporary, as described above.

Study Area 20: Warehouse Storage and Pesticide Mixing Area - Craig and David agree that because of the newness of construction (1988) and the presence of engineering controls, there is very little reason for concern in this area. Building 7195 should be reclassified as 2/Blue. Craig felt that more concern should be placed on the small "shack" at the southern corner of the compound, which belongs to Building 7187.

Study Area 21: Maintenance Shop - A temporary well will be located between the site and the drainage ditch.

Study Area 22: Old Golf Course - If geophysics on the eastern side of Daetwyler Drive indicate landfilling operations, then further geophysical work will also be conducted on the western side of the road. If landfilling operations are unconfirmed, or are in a very small, discrete location, no investigation will be done west of Daetwyler Drive. In lieu of three wells, piezometers could be used to determine groundwater flow direction and then placement of one well in a down-gradient location, as close to the source as possible. (See further notes below.)

Study Area 23: Old Football Field/Officer's Pool House - A geophysical survey will be used to locate the former pool structures and help determine location of any necessary wells.

Study Area 24: Swampy Areas - The proposed sampling plan was accepted without change.

Study Area 25: Former Domestic Wastewater Treatment Plant - It should be assumed that this WWTP was also used in an industrial capacity at some point in its life.

Study Area 26: Family RV Camp - The proposed sampling plan was accepted without change.

On Wednesday, November 9th, the BCT (including Fred Sloan and Barbara Nwokike) toured most of the Group III site screening sites. During this tour, Study Area 22 was visited and a briefing was provided by the group conducting the unexploded ordnance (UXO) survey. The results of their geophysical survey should be reviewed to determine if the proposed site screening plan needs to be adjusted.

The meeting was adjourned at 1100.